

Document Prepared By and Please Return to:
 Romona West
 Realty Management # 9385
 2001 S.E. 10th Street
 Bentonville, AR 72716

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WARRANTY DEED

WARRANTY DEED made the 31st day of October, 1996, between WAL-MART STORES, INC., a corporation organized and existing under the laws of the state of Delaware, with offices in the county of Benton, State of Arkansas, and a mailing address of 702 S.W. 8th Street, Bentonville, Arkansas 72716 (hereinafter referred to as "Grantor"), and WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware statutory trust with a mailing address of 702 S.W. 8th Street, Bentonville, Arkansas 72716 (hereinafter referred to as "Grantee"),

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby forever bargain, sell, convey and confirm to Grantee, and its successors and assigns, a certain tract of land situated, lying, and being in the City of Waterville, County of Kennebec, State of Maine, as more particularly described on Exhibit A attached hereto and made a part hereof;

TO HAVE AND TO HOLD said land unto Grantee, and its successors and assigns, forever;

And said Grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons claiming under Grantor, but none other, subject to the easements, encumbrances, restrictions, and other matters of record and the conditions and restrictions as stated herein.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its ~~Director~~ and caused its corporate seal attested by its Assistant Secretary to be hereto affixed.

(CORPORATE SEAL)

WAL-MART STORES, INC.

ATTEST:

BY:

By: Romona L. West
 Assistant Secretary

Latriece Watkins
 its: Director, Wal-Mart Realty



STATE OF ARKANSAS

) ss

COUNTY OF BENTON

In the State of Arkansas, County of Benton, on this 16th day of September 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Latriece Watkins, to me personally known, who being by me duly sworn did say that she is a Director, Wal-Mart Realty, of the Grantor corporation in the foregoing deed, and that the seal thereto affixed is the corporate seal of said corporation and that said deed was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Latriece Watkins acknowledged said deed to be the free act and deed of said corporation.

WITNESS my hand and notarial seal subscribed and affixed in said county and state, the day and year in this certificate above written.

Carla Kay Austin
 Notary Public

Mail Tax Statements To: Wal-Mart Real Estate Business Trust, Store #2013
 Attn: Dept. 8013
 702 S.W. 8th Street
 Bentonville, Arkansas 72716

"NOTARY SEAL"
 Carla K. Austin, Notary Public
 Benton County, State of Arkansas
 My Commission Expires 2/1/2011

EXHIBIT A

Store #2013, Waterville, ME

Address: 458 Kennedy Memorial Drive

LAND ONLY:

A CERTAIN PARCEL OF LAND SITUATED ON THE SOUTHERLY SIDE OF KENNEDY MEMORIAL DRIVE IN THE CITY OF WATERVILLE, COUNTY OF KENNEBEC, AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE ASSUMED SOUTHERLY SIDELINE OF KENNEDY MEMORIAL DRIVE AT THE NORTHEAST CORNER OF THE LAND NOW OR FORMERLY OF LUCIEN F. MATHIEU (SEE BOOK 2219, PAGE 130);

THENCE, S 81°-58'-25" E BY THE STATE OF MAINE (BOOK 4428, PAGE 80) AND BY KENNEDY MEMORIAL DRIVE 478.91 FEET;

THENCE, S 33°-56'-15" W BY THE LAND OF KENNEBEC REALTY TRUST 261.00 FEET;

THENCE, S 56°-03'-45" E BY THE LAND OF KENNEBEC REALTY TRUST 198.00 FEET TO WASHINGTON STREET EXTENSION (BOOK 4514, PAGE 66);

THENCE, THE FOLLOWING COURSES BY WASHINGTON STREET EXTENSION:

S 39°-01'-35" W A DISTANCE OF 159.16 FEET;
SOUTHWESTERLY BY A CURVE TO THE LEFT HAVING A RADIUS OF
340.00 FEET AN ARC DISTANCE OF 37.09 FEET;
S 32°-46'-35" W A DISTANCE OF 529.00 FEET;
SOUTHWESTERLY BY A CURVE TO THE RIGHT HAVING A RADIUS OF
260.00 FEET AN ARC DISTANCE OF 86.22 FEET;
S 51°-46'-35" W A DISTANCE OF 194.00 FEET;

THENCE, N 60°-17'-45" W BY THE LAND OF KENNEBEC REALTY TRUST 647.08 FEET TO A POINT ON THE SOUTHEASTERLY SIDELINE OF ROUTE 1-95 FROM WHICH POINT A RADIAL LINE BEARS N 67°-03'-00" W.

THENCE, NORTHEASTERLY BY ROUTE 1-95 BY A CURVE TO THE LEFT HAVING A RADIUS OF 11,584.16 FEET AN ARC DISTANCE OF 342.00 FEET;

THENCE, N 28°-19'-05" E BY ROUTE 1-95 A DISTANCE OF 36.48 FEET TO THE LAND OF TERRY L. GAGNER (BOOK 3022, PAGE 323);

THENCE, N 38°-35'-55" E BY THE LAND OF GAGNER 114.60 FEET;

THENCE, S 82°-12'-15" E BY THE LAND OF GAGNER (BOOK 4591, PAGE 148) 242.64 FEET;

THENCE, N 33°-01'-47" E BY THE LAND OF GAGNER AND BY THE LAND OF MATHIEU 390.49 FEET;

THENCE, N 07°-55'-25" E BY THE LAND OF MATHIEU 123.49 FEET TO THE POINT OF BEGINNING.

RECEIVED KENNEBEC SS.

2003 SEP 30 AM 9:00

ATTEST: *Barbara B. Bittman*
REGISTER OF DEEDS